

**From:** [REDACTED]  
**To:** [Development Plan](#)  
**Cc:** [REDACTED]  
**Subject:** Submission – Proposed Rezoning of Pairc na Coille (SR8 to R39)  
**Date:** Tuesday 7 April 2026 23:20:37  
**Attachments:** [REDACTED]

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**CC F.A.O Morgan Lahiffe**

Dear Sir/Madam,

This submission is made in relation to Proposed Amendment PA3a–23a, which seeks to rezone lands at Pairc na Coille (Site SR8) to Residential (R39).



I wish to raise a serious concern regarding the apparent disconnect between this proposed rezoning and Clare County Council’s own climate, engineering, and flood risk responsibilities.

It is a matter of public record that:

- This site has already been subject to two planning refusals citing flood risk, drainage constraints, and ecological impacts
- The lands function as a natural flood attenuation area within the Cahercalla catchment
- The receiving environment (including the nursing home and surrounding estates) is already vulnerable

At the same time, Clare County Council has adopted a Climate Action Plan which is intended to be evidence-based and focused on addressing the risks associated with climate change, including extreme rainfall events and flood resilience.

Given that context, the proposal to rezone a known attenuation area for residential development is deeply concerning.

In particular, I note that the Council’s Climate Action Coordinator and Senior Engineer, Mr. Morgan Lahiffe (copied), is tasked with overseeing climate resilience and the implementation of climate policy within the organisation.

It is therefore reasonable to ask:

- How this rezoning aligns with the Council's stated climate objectives
- Whether a precautionary approach has been applied, given known flood risks
- Whether the necessary detailed flood risk assessments referenced in the Strategic Flood Risk Assessment have been fully carried out

Recent real-world events, including flooding following developments that were previously deemed acceptable, demonstrate the consequences of underestimating these risks.

The decision to rezone land is not theoretical — it creates a pathway for development. If that development proceeds in a known flood-sensitive area, the risks are entirely foreseeable.

For that reason, I strongly urge Clare County Council to:

- Reject the proposed rezoning of Site SR8
- Recognise the site's role as natural flood infrastructure
- Consider zoning that reflects its environmental and hydrological function

This is a matter that goes beyond planning policy — it concerns public safety, climate resilience, and responsible decision-making.

Yours faithfully,

John Hodnett